

031.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

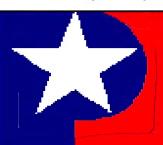
Total Card / Total Parcel

USE VALUE:

1,384,200 / 1,384,200

ASSESSED:

1,384,200 / 1,384,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
246		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: REZANIA ALIREZA &	
Owner 2: VATAN KATAYOUN	
Owner 3:	
Street 1: 246 BROADWAY	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: VATAN KATAYOUN -
Owner 2: -
Street 1: 246 BROADWAY
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 9,747 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1901, having primarily Vinyl Exterior and 5070 Square Feet, with 2 Units, 2 Baths, 4 3/4 Baths, 0 HalfBath, 17 Rooms, and 10 Brdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
4/4/2019 458 Dormers 191,000 O
8/26/2010 1041 Addition 127,400
5/10/2005 377 Re-Roof 12,500

ACTIVITY INFORMATION
9/9/2020 Measured DGM D Mann
11/7/2018 MEAS&NOTICE HS Hanne S
1/15/2009 Meas/Inspect 294 PATRIOT
4/13/2000 Inspected 263 PATRIOT
2/24/2000 Measured 264 PATRIOT
11/1/1990 PM Peter M

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price/Units Type
104 Two Family 9747 Sq. Ft. Site 0 80. 0.66 1 Med. Tr -10

BUILDING PERMITS
4/4/2019 458 Dormers 191,000 O
8/26/2010 1041 Addition 127,400
5/10/2005 377 Re-Roof 12,500

ACTIVITY INFORMATION
9/9/2020 Measured DGM D Mann
11/7/2018 MEAS&NOTICE HS Hanne S
1/15/2009 Meas/Inspect 294 PATRIOT
4/13/2000 Inspected 263 PATRIOT
2/24/2000 Measured 264 PATRIOT
11/1/1990 PM Peter M

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price/Units Type
104 Two Family 9747 Sq. Ft. Site 0 80. 0.66 1 Med. Tr -10

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
104 9747.000 871,300 512,900 1,384,200
Total Card 0.224 871,300 512,900 1,384,200
Total Parcel 0.224 871,300 512,900 1,384,200
Source: Market Adj Cost Total Value per SQ unit /Card: 273.00 /Parcel: 273.0 Land Unit Type:

Legal Description	User Acct
	21318
	GIS Ref
	GIS Ref
	Insp Date
09/09/20	

USER DEFINED

Prior Id # 1: 21318
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/10/20 17:56:51
LAST REV Date Time
10/07/20 09:20:00
danam
2556
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

ACTIVITY INFORMATION

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price/Units Type
104 Two Family 9747 Sq. Ft. Site 0 80. 0.66 1 Med. Tr -10

ACTIVITY INFORMATION

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price/Units Type
104 Two Family 9747 Sq. Ft. Site 0 80. 0.66 1 Med. Tr -10

ACTIVITY INFORMATION

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price/Units Type
104 Two Family 9747 Sq. Ft. Site 0 80. 0.66 1 Med. Tr -10

ACTIVITY INFORMATION

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price/Units Type
104 Two Family 9747 Sq. Ft. Site 0 80. 0.66 1 Med. Tr -10

ACTIVITY INFORMATION

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price/Units Type
104 Two Family 9747 Sq. Ft. Site 0 80. 0.66 1 Med. Tr -10

ACTIVITY INFORMATION

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price/Units Type
104 Two Family 9747 Sq. Ft. Site 0 80. 0.66 1 Med. Tr -10

ACTIVITY INFORMATION

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Units Price/Units Type
104 Two Family 9747 Sq. Ft. Site 0 80. 0.66 1 Med. Tr -10
</td

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 12 - Multi-Conver	1	Rating: Average																
Sty Ht: 2T - 2 & 3/4 Sty	1	Rating: Good																
(Liv) Units: 2	Total: 2	3/4 Bath: 3	Rating: Very Good															
Foundation: 3 - BrickorStone	1	A 3QBth 1	Rating: Good															
Frame: 1 - Wood	1/2 Bath:		Rating:															
Prime Wall: 4 - Vinyl	A HBth:		Rating:															
Sec Wall:	OthrFix:		Rating:															
Roof Struct: 1 - Gable	OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Average																
Color: BEIGE	A Kits: 1	Rating: Very Good																
View / Desir:	Fpl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average	CONDOS INFORMATION																	
Year Blt: 1901	Eff Yr Blt:	Location:																
Alt LUC:	Alt %:	Total Units:																
Jurisdct: G21	Fact: .	Floor:																
Const Mod:	% Own:	%																
Lump Sum Adj:	Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10.	%	Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wall 2 - Plaster	Functional:		%	Interior:	1	7	4											
Sec Int Wall: 1 - Drywall	40 %		%	Additions:	1	10	6											
Partition: T - Typical	Special:		%	Kitchen:														
Prim Floors: 3 - Hardwood	Override:		%	Baths:														
Sec Floors: 4 - Carpet	Total: 10.8	%		Plumbing:														
Bsmnt Flr: 12 - Concrete				Electric:														
Subfloor:				Heating:														
Bsmnt Gar:				General:														
Electric: 3 - Typical					2	17	10											
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 15 - H.V.A.C																		
# Heat Sys: 2																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 031.0-0001-0006.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	120X0	A	AV	1915		0.00	T	40	104						
More: N	Total Yard Items:					Total Special Features:								Total:				